

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 16 27 EAP 02

A REQUEST FOR A ONE-YEAR EXTENSION OF APPROVAL PERIOD FOR RESOLUTION PC 15 16 CUP 09, A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A PRIVATE BOAT LIFT AND GANGWAY WITH TWO MOORING BUOYS AND NINE PERMANENT PILES IN THE CONSERVATION ESTUARY DISTRICT LOCATED AT MILE 3.5 OF THE SIUSLAW RIVER, 100 RHODODENDRON DRIVE, MAP 18-12-27-33, TAX LOTS 304, 400, 500 AND THE BAY (FRONT) STREET RIGHT-OF-WAY.

WHEREAS, application was submitted by Larry Porter for an extension to the approved conditional use permit, Resolution PC 15 16 CUP 09, as required by FCC 10-1-1-5, and FCC 10-4-8; and

WHEREAS, the Planning Commission/Design Review Board met December 13, 2016, as outlined in Florence City Code 10-1-1-5 to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-4-8, after review of the application, testimony and evidence in the record, that the application meets the criteria; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation, and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record, that the request for a one-year extension of approval period for Resolution PC 15 16 CUP 09 may be approved.

1. Approval shall be shown on:

“A” *Findings of Fact*

“B” Application for Extension

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees

to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.
4. The applicant shall be granted one 14-month extension of approval period for conditional use permit approval Resolution PC 15 16 CUP 09, ending on **February 15, 2018**.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 13th day of December, 2016.



JOHN MURPHEY, Vice Chair
Florence Planning Commission



DATE